

137.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

993,300 / 993,300

USE VALUE:

993,300 / 993,300

ASSESSED:

993,300 / 993,300

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
31		VENNER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RIFKEN PETER & HEATHER	
Owner 2:	
Owner 3:	

Street 1: 31 VENNER RD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: TOBIN ALICE P -
Owner 2: -
Street 1: 31 VENNER RD
Twn/City: ARLINGTON
StProv: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 3113 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 6750 Sq. Ft. Site 0 90. 0.92 10
560,249 560,200

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					87989
101	6750.000	428,200	4,900	560,200	993,300					GIS Ref
										GIS Ref
										Insp Date
										08/31/17
										USER DEFINED

PREVIOUS ASSESSMENT								Parcel ID	137.0-0002-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	433,800	4900	6,750.	560,300	999,000	999,000	Year End Roll	12/18/2019
2019	101	FV	337,900	4900	6,750.	591,400	934,200	934,200	Year End Roll	1/3/2019
2018	101	FV	337,900	4900	6,750.	435,800	778,600	778,600	Year End Roll	12/20/2017
2017	101	FV	337,200	4900	6,750.	417,100	759,200	759,200	Year End Roll	1/3/2017
2016	101	FV	337,200	4900	6,750.	386,000	728,100	728,100	Year End	1/4/2016
2015	101	FV	319,200	4900	6,750.	323,700	647,800	647,800	Year End Roll	12/11/2014
2014	101	FV	319,200	4900	6,750.	316,200	640,300	640,300	Year End Roll	12/16/2013
2013	101	FV	319,200	4900	6,750.	301,300	625,400	625,400		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBIN ALICE P,	74357-129		3/26/2020		891,000	No	No		
	12476-592		7/12/1973		46,000	No	No	Frederick L Tobin dod 8/11/2018	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
									6/2/2020	SQ Returned	JO	Jenny O		
									8/31/2017	MEAS&NOTICE	HS	Hanne S		
									11/18/2008	Meas/Inspect	189	PATRIOT		
									11/6/2000	Hearing Chag	201	PATRIOT		
									12/17/1999	Inspected	263	PATRIOT		
									12/4/1999	Missed Appt.	264	PATRIOT		
									11/18/1999	Mailer Sent				
									11/5/1999	Measured	263	PATRIOT		
									11/1/1990		PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA / / /

